

## City of Mekoryuk 1532

### Denali Commission

#### Close-out Narrative: Building Level Project

The Logistics portion of the Building Level Project went very well with the exception of miscalculating on the freight costs. At the time we submitted the grant proposal, the freight carrier was in the process of increasing freight rates throughout the State which we were unaware of. On another note, we only needed an additional 4.7% or \$845.99 in additional supplies to complete the project. These small supplies were additional bolts, angles and washers. These items were used for extra support in placing the posts to the base pads and glulam beams. Upon receiving the supplies and tools required to get the project completed, the plan was to utilize a cribbing process to raise the building slowly and evenly while placing fabricated base pads and posts with proper glulam beams.

The cribbing process was completed by sections, i.e., one side of the building at a time which was actually a brilliant idea on part of the foreman. The crew started on the East side of the building which was the lowest and most affected portion. They worked from the Southeast section to the Northeast section, placing sections of necessary base pads, beams and posts after cribbing. By using sections of beams, if necessary, a future replacement of posts can be easily done with minimal labor costs. When the crew was near completed with the East side of the building, the crew split into two, one set wrapping up the East side and another set working on the West side to prepare placing base pads and beams. The same process was utilized, working from the Southwest section of the building and working their way Northwest. As progress was being made on the West section, the crew again split, one set working on the West section and another set preparing the Middle section of the building.

Work was kept going as far as possible until a solid block of frozen sand could not be moved due to the low height of the building. This is where the project had to come to a stop until warmer temps could thaw out the frozen block. When the block of sand was thawed enough, the crew did not hesitate to begin and finish the project. From making minor adjustments to the Southeast section and the West side of the building to placing the final beam on the North middle section, it was under two weeks to complete the remaining project. Upon completion, the crew went further and did what they can do to protect the base pads from wind and rain erosion. This was completed by placing a mix of sand and gravel along each base pad; after placing the skirting along the building, they placed tundra along the skirting to help with rain erosion.

To my surprise, the Building level project crew was able to complete the project without removing any sewer piping. The Project foreman worked smart and effective without having to complete the removal of any major pipes. The building was not raised much higher but they were able to place the proper and much needed glulam beams to level the foundation. The posts are only slightly higher than the old ones and can be easily replaced if necessary which should not be of concern.

During this project, the biggest bottleneck was the weather which caused project delays with winter storms. The original plan was to start the project on June 1, 2018, however, the City Council wanted to start the project as soon as possible. It appears that this was an ok move considering the fact that it was a fair winter and only minor adjustments had to be made during the warmer months. With the exception of having to deal with a frozen block of sand, the project

was completed on June 1, 2018, had this not been an issue, the project would most likely have been completed in the same timeframe as if it had been started on June 1, 2018. A major plus in starting the project early was that the crew can focus their efforts on subsistence activities during the subsistence months.

Previously mentioned, the largest cost of the budget was the cost of freight which was \$9,238.49 vs. the budgeted amount of \$5,000. The cost of freight was temporarily covered as the City of Mekoryuk was willing to sacrifice the indirect cost and if it was necessary, to release one laborer and re-budget the one labor salary to the cost of material and freight to move forward with the project. We did not have to release a laborer as we completed ahead of schedule and significantly under budget.

The cost of Material and supplies was \$8,098.79 vs. the budgeted \$7,465. Total cost for material and freight was \$17,337.28 or \$4,872.28 higher than planned. The cost of freight prices had increased from the time the plan was submitted to Denali Commission and the cost of lumber was also slightly increased from the plan submission to actual order. The project foreman was budgeted for \$15,480.00 with final costs being \$8,383.20 or \$7,096.80 lower than anticipated. Three laborers were budgeted \$7,640.00 or \$22,920 total and final cost for laborers was \$10,831.60 or \$12,088.40 shorter than anticipated. The project manager was budgeted \$1,664.00 and total cost was \$1,330.44 or \$333.56 shorter than anticipated.

There was no utility costs due to the fact that the City of Mekoryuk has an agreement in place with using sales tax to offset electric costs, thus electricity costs are minimum, had the grant writer been informed of this, the utility costs would not have been included. The utility budget was utilized for small local supply purchases per discussion with the Denali Commission point of contact. The Construction Planning budget of \$208.00 for the project manager and \$387.00 for the project foreman was re-budgeted to indirect costs as the planning was completed in-kind. Total indirect costs collected from the project was \$3,838.65 or \$1,608.35 lower. In-kind costs (payroll processing) in the amount of \$204.00 was fully utilized. Overall, the Building Level Project was anticipated to cost \$60,000, at the end of the project, all expenses totaled \$42,225.18 or \$17,774.82 below budget and ahead of the planned end date of 09/30/2018. Completing ahead of schedule is due in large part to starting the project in the middle of winter.

Throughout the remainder months of the Building Level Project for the year 2019, the project crew accomplished a number of tasks for the completion of this assignment. They worked on painting the inner and outer portions of the City of Mekoryuk building, leveling, replacing and did final retouches to areas of the building. During the month of June, the project crew spent a while removing the old worn linoleum, as it was a tedious task that involved moving large equipment and scraping the old residue from beneath the floor. During this time, the dents and the holes in the floor were patched up and smoothened out. Before the painting on the inside of the building was completed, the project crew worked on the fixing and patching the walls with putty. After the painting was done during the month of July, the flooring was replaced with new linoleum in majority areas of the building, excluding the four rooms that have carpets, as well as another larger room, since there was not enough material to replace the rest of the building's flooring.

One of the porch patios, which was not being used, was removed and closed off, while the office's main entrance was remodeled and repainted. The project crew painted the outer portion of the building, worked on removing the building's beams and replaced them with new

ones. The door trims were also replaced. During the month of July, the foreman and his project crew began leveling the City of Mekoryuk building, working from both sides of the building, inside and out. There was an issue with the walls being shifted during the leveling, leaving the building with a huge gap between the ceiling and the walls. However, after more time and effort put into leveling it more, the issue was then resolved and the building was officially leveled. Throughout this period, there were a total of six laborers working. That was until the last few weeks, leaving the crew down to four laborers by the end of the project. After that, the crewmen removed an unused power line, since it was causing a part of the roof to wear and tear. They fixed the bow of the roof, as well and the skirting around the outside of the building. The project came to an end on July 29, 2019.

On July 30, 2019, after the project crew completed their final tasks of putting up the trimming around the building, the window trimming and window blinds, a City of Mekoryuk Council member requested for one crew member to come into the office for a couple of hours to do some simple wrap up work. This included cleaning up outside around the building, cleaning up the rooms that were used during this project, removing nails from the lumber, picking up equipment around the yard, moving sheet wood, and removing the old linoleum from the building. The crew member then organized, vacuumed and mopped the area that was in use and did some other little touchups to conclude the Building Leveling Project.

As for the expenditures, the salaries for the Denali Commission employees (nine laborers) for the year of 2019 totaled to \$18,654.83. To get into more detail, the total salaries from May 1, 2019 to May 31, 2019 were \$4,750.94. For June, the total was \$9,126.07 (salaries: \$8,474.10 and diesel fuel: \$651.97). As for the month of July, it was \$10,480.24 along with the payroll tax for the amount of \$801.73. From June 20, 2019 to July 12, 2019, a total amount of supplies from the local NIMA Store, INC. was purchased for \$64.84. According to the other receipts on file for the previous reporting periods, supplies from The Home Depot were ordered and shipped for the amount of \$1,578.05, from the Lumber Yard for the amount of \$862.19 along with Ryan Airway bills that totaled to \$803.40. As of July, 31, 2019, the total prior expenditures recorded was \$56,802.37. From the previous reporting period April 1, 2019 to June 30, 2019, 95% was expended. If I'm not mistaken, by the end of the project, 100% was expended, with the labor cost that went beyond the budget for this project.